

ESCAMILLA AUD

333 SOUTH CANADA STREET, SANTA BARBARA, CA

PROJECT INFORMATION

Owner: Jorge & Lorena Escamilla 1123 San Pascual, Santa Barbara, Ca 93101

Designer: Misael Contreras

Project Address: 333 S. Canada St, Santa Barbara, CA 93101

6230 Aberdeen Ave. Goleta, CA

A.P.N.: 017-300-021
Case Number: MST2018-00066
Year Built: 1951
Zone: R-M (R-3)
Site Slope: 1%
Lot size: 0.12 Acres (5,000 sf)

Grading: 0 Cu. Yds.

Type Of Construction: V-N

Setbacks: Front 10', Rear 10', Sides 6'

Ruilding Height: 23' (May Allowed 30')

Building Height: 23' (Max Allowed 30')
High Fire: No
Flood Zone: Yes
Existing Parking: 3 Covered
Required Parking: 3 Covered

Proposed Parking: Unit A - 1 Covered Unit B - 1 Covered Unit C - 1 Covered Bicycle Parking: 3 Proposed

SCOPE OF WORK

Building 1: Replace windows at front with sliding doors and add (2) new balconies (Unit A). Building 2: Proposed Average Unit Density (AUD) Program - Construct new (2) bedroom unit at first floor (Unit B) & new (2) bedroom unit at second floor (Unit C). Minor Zoning Exception: Waste and recycling receptacles located in front yard. Minor Zoning Exception: New 6' tall fence located in front yard.

Storm Water BMPs will be maintained pursuant to SBMC 22.87.050: Disconnect downspouts.



CODE COMPLIANCE

All Construction Shall Comply With The Current Edition Of The Following Codes: 2016 California Residential Code; 2016 California Plumbing Code; 2016 California Electrical Code; 2016 California Mechanical Code; 2016 California Fire Code; 2016 California Energy Code; 2016 California Green Building Standards Code; All Amendments As Adopted In Santa Barbara City Ordinance 5780 & Title 30

AREA TABULATIONS			
DESCRIPTION	LEVEL	NET	GROS
Existing			
Attached 3-Car Garage (Building 1)	Main Level	636 SF	680 S
Laundry (Building 1)	Main Level	43 SF	50 S
Unit A (Building 1)	Upper Level	701 SF	748 S
Existing: 3		1381 SF	1478 S
New			
Unit B (Building 2)	Main Level	884 SF	962 S
Unit C (Building 2)	Upper Level	854 SF	931 S
New: 2		1738 SF	1893 S
New Porches			
Unit A Balcony (Building 1)		124 SF	124 S
Unit C Covered Porches (Building 2)	Upper Level	125 SF	124 S
New Porches: 4		248 SF	248 S
TOTAL DEVELOPMENT		3367 SF	3619 S

SHEET INDEX

L1

SHEETS: 12

ARCHITECTURAL:

A0 COVERSHEET

A1 SITE PLAN & SITE SECTION

A2 FLOOR PLANS

A3 ROOF PLAN

A4 EXTERIOR ELEVATIONS

A5 BUILDING SECTIONS

A6 3D VIEWS

D1 ROOF DETAILS

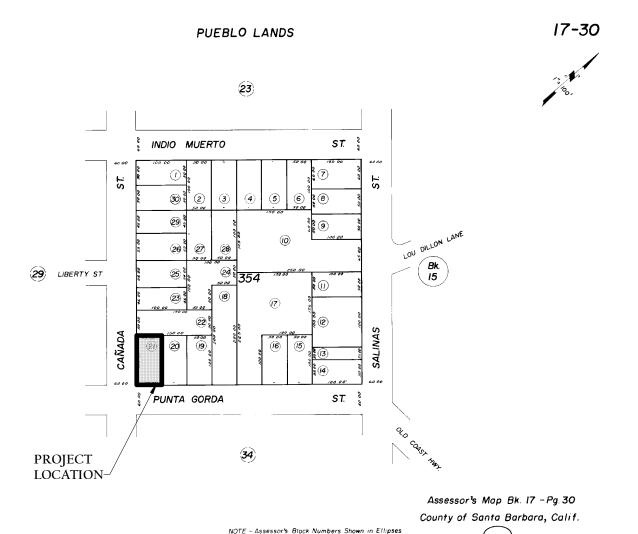
D2 ARCHITECTURAL DETAILS

G1 GREEN BUILDING CODE

G2 GREEN BUILDING CODE

LANDSCAPE:

LANDSCAPE PLAN



AQ COVERSHEET

Job No: Project Number Scale: 12" = 1'-0"

6230 Aberdeen Ave, Goleta CA 93117

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

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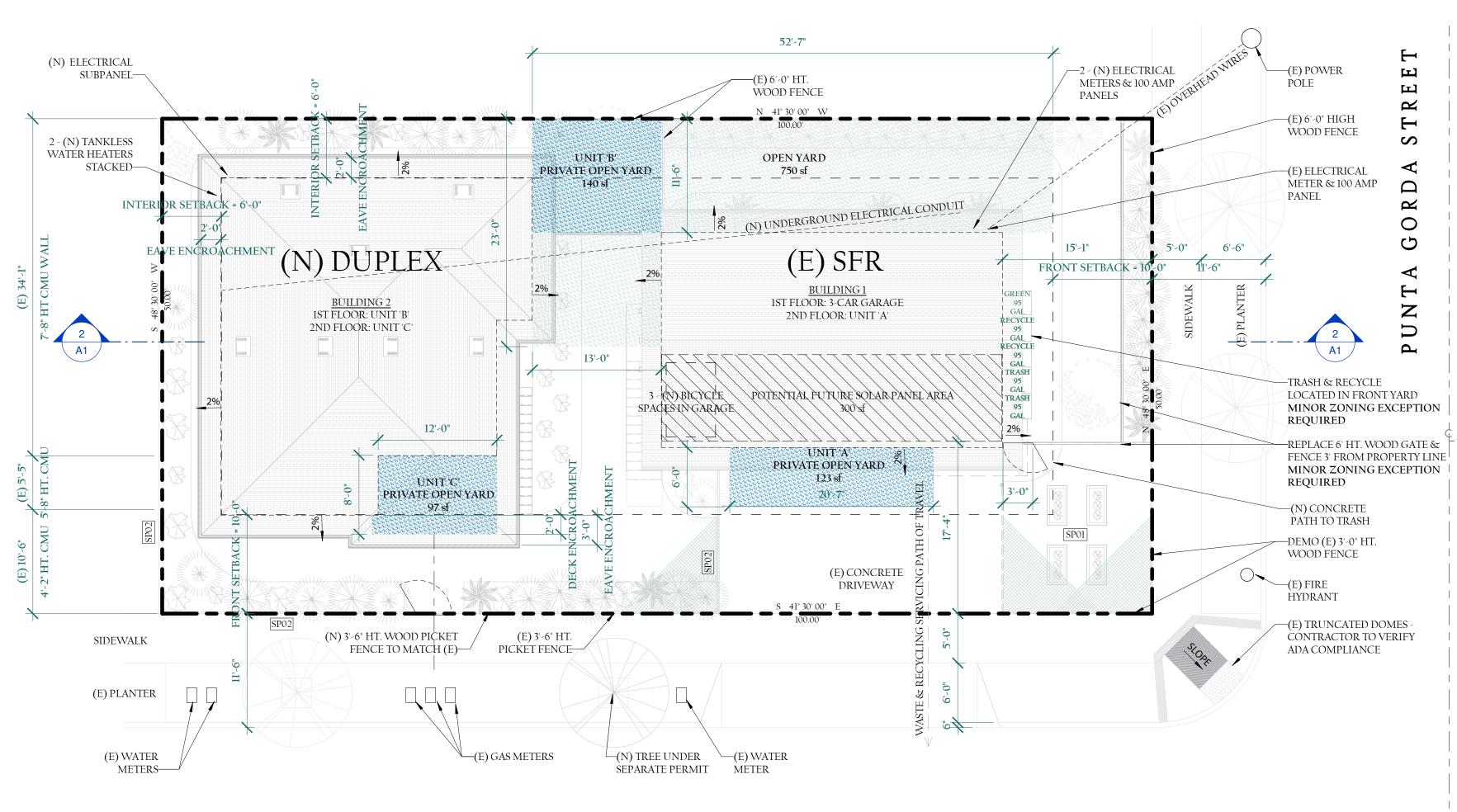
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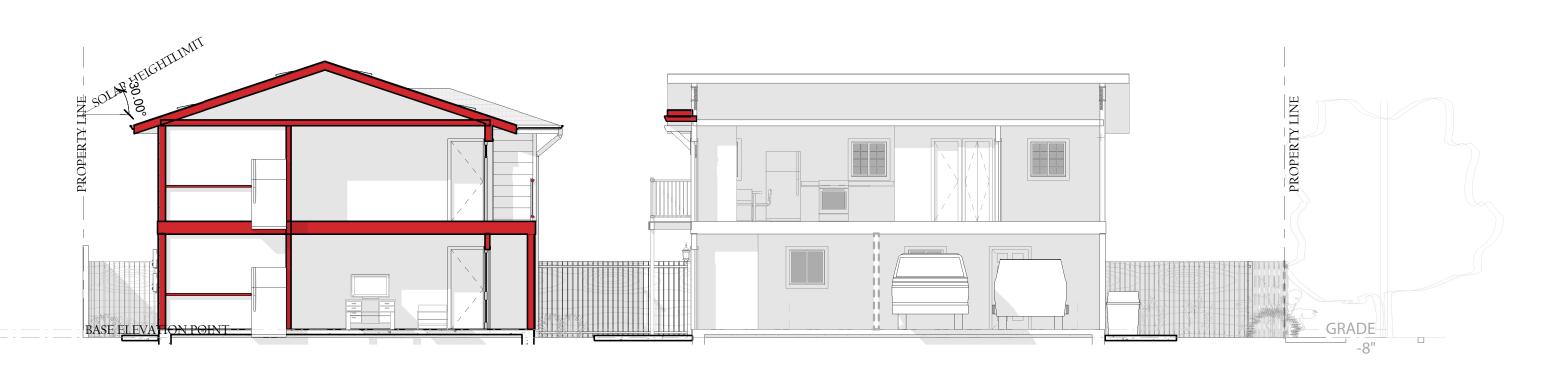
VICINITY MAP

NO SCALE



SOUTH CANADA STREET





SITE SECTION

AUD PROGRAM

DETERMINE AUD PROGRAM APPLICABILITY* Please consult with City Planning Staff for further explanation of the AUD Program						
Click on Zone and Land Use Design	ation fields to select from the Drop Down menus					
ENTER Project Address:	333 S Canada St					
SELECT Zone:	R-M (R-3)					
SELECT Land Use Designation:	Medium-High Density (15-27 du/ac)					
ENTER Net Lot Area (in sq. ft.):	5,000					
Units allowed using Average Unit Density (AUD) Program						
(Total units MUST EXCEED units allowed under Base Density):						
Base Density (Units allowed using existing Zoning regulations):						
the City's certified Local Coastal Program (LCP). Projects	wishing to develop under the AUD Program must be consistent with will be evaluated on a case-by-case basis to determine consistency ary in order to achieve the development standard incentives allowed					

Refer to	the corresp	onding range b	elow based on the lot size of:	5,000	square feet					
ALLOWEI (For exam under the	D" column ar ple: if base o AUD Progra	nd corresponding I density is 2 units, a m).	wed under the AUD Program, refer to the mat MAXimum average unit size. The density prop and the AUD density range is 2 to 4 units, the ram MUST comply with all the AUD standards	posed must EXCEE project must exceed	<u>D</u> base density. d 2 units to be proposed qualify					
Local Coa	stal Progran	n (LCP). Projects	lay Zone) wishing to develop under the AUD will be evaluated on a case-by-case basis to achieve the development standard incentive	determine consist	ency with the LCP. Requests for					
Medium	-High Densii	y (15-27 du/ac)								
Density du/ac	UNITS ALLOWED	Maximum <u>Average</u> Unit Size (Sq Ft)								
15	1	1,450								
16	1	1,360								
17	1	1,280								
18	2	1,210								
19	2	1,145								
20	_		20 2 1,090							
24										
21		,								
22	2	1,005								
22 23	2 2	1,005 985								
22 23 24	2 2 2	1,005 985 965								
22 23	2 2	1,005 985								

AUD PROGRAM DENSITY TABLES

Medium-High Density (15-27 du/ac)

his property is located in the following Land Use designation

Calculate the Average Unit Size

ENIER	otal number	3		
			ach (existing and proposed new)	
(If the ex	usting unit siz	es are pro	pposed to be changed, enter the nev	v unit sizes) :
	Square		Average Unit Size	813
Unit	Footage		proposed:	010
1	701	'		
2	884			
3	854			

TANKLESS WATER HEATER SPECIFICATIONS

Techn	ical	Dat

		V65i	V75i	V94Xi	V94i	V65e	V75e	V94e	
Minimum Gas Co	nsumption Btu/h				10,300				
Maximum Gas Co	onsumption Btu/h	150,000	180,000	192,000	199,000	150,000	180,000	199,000	
Hot water capaci	ty (Min - Max) *	0.26 - 6.6 GPM (1.0 - 25.0 L/min)	0.26 - 7.5 GPM (1.0 - 28.5 L/min)	0.26 - 9.8 GPM (1.0 - 37.0 L/min)	0.26 - 9.8 GPM (1.0 - 37.0 L/min)	0.26 - 6.6 GPM (1.0 - 25.0 L/min)	0.26 - 7.5 GPM (1.0 - 28.5 L/min)	0.26 - 9.8 GPN (1.0 - 37.0 L/mi	
Temperature Set	ting (no controller)			120° F (49° C) or 140°	F (60° C)		17	
Maximum Temp	Setting (residential)		S	electable at 12	0° F (49° C) or	at 140° F (60° C	()		
Minimum Tempe	rature Setting				98° F (37° C)				
Weight		45.6 lb (20.7 kg)	45.6 lb (20.7 kg)	46.3 lb (21.0 kg)	46.3 lb (21.0 kg)	43.6 lb (19.8 kg)	43.6 lb (19.8 kg)	44.3 lb (20.1 kg)	
Noise level	201			49 dB (exclu	uding start up o	r shutdown)		75	
	Normal	76 W	76 W	97 W	97 W	57 W	57 W	65 W	
	Standby				2 W				
Electrical Data	Anti-frost		120 W				104 W		
	Max Current	4 A							
	Fuse	10 A							
By-Pass Control		Fixed	Fixed	Electronic	Electronic	Fixed	Fixed	Electronic	
Gas Supply	Natural Gas	4.0 - 10.5 inch W.C.							
Pressure	Propane	8.0 - 13.5 inch W.C.							
Type of Appliance	2	Direct Vent, Tankless, Temperature controlled continuous flow gas hot water system							
Connections		Gas S	Supply: 3/4" MI	NPT, Cold Wate	er Inlet: 3/4" M	NPT, Hot Wate	r Outlet: 3/4" N	UNPT	
Ignition System		Direct Electronic Ignition							
Electric Connection	one	Appliance: AC 120 Volts, 60Hz.							
Electric Conflection	DIIS	Temperature Controller: DC 12 Volts (Digital)							
Water Temperati	ure Control	Simulation Feedforward and Feedback							
Water Supply Pre	essure	Minimum Water Pressure: 20 PSI (Recommended 30-80 PSI for maximum performance)							
Maximum Water Supply Pressure		150 PSI							
Temperature Control Cable		Non-Polarized Two Core Cable (Minimum 22 AWG)							
Certified for insta	llation in	Yes							
Complies with South Coast Air Quality Management District 14 ng/J or 20 ppm NOx emission levels		Yes	Yes	Yes	No	Yes	Yes	Yes	

Minimum activation flow is 0.4 GPM (1.5 L/min).

Our products are continually being updated and improved; therefore, specifications are subject to change without prior

The maximum inlet gas pressure must not exceed the value specified by the manufacturer. The minimum value listed is for the purpose of input adjustment.

OPEN YARD AREA

Common Open Yard: Open Yard Required 15% of 5,000 sf (Lot Size) = 750 sf $750 \, \mathrm{sf}$ Open Yard Proposed 1st Story Private Open Yard: 2 Bedroom Unit Required: 140 sf (10' x 10' Min) Unit B Proposed 140 sf

2nd Story Private Open Yard:

2 Bedroom Unit Required: 84 sf (6' x 6' Min) 123 sf Unit A Proposed Unit C Proposed 97 sf

SITE PLAN NOTES

SITE PLAN ELEMENTS:

SPOI CONSTRUCT 4' DIAMETER x 2' DEEP MINIMUM SIZE WATER STORAGE TANK WITH TOP REMOVED TO SERVE AS WASHDOWN FACILITY FOR CONCRETE, PAINT, PLASTER, ETC. SP02 CONSTRUCT SILT FENCE TO LIMITS SHOWN PER DETAIL A

GENERAL CONSTRUCTION NOTES:

- PROTECT EXISTING UTILITIES WITHIN WORK AREA; NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION AT 811.
- SHALL INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW IMPROVEMENTS. CONTRACTOR SHALL PROVIDE RESULTS OF THIS INVESTIGATION TO PROIECT ENGINEER FOR REVIEW BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND
- PROTECT AND MAINTAIN IN SERVICE ALL SUCH FACILITIES UNTIL OTHERWISE APPROVED IN WRITING BY PROJECT ENGINEER AND UTILITY COMPANY. RETAIN A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL AND VERTICAL CONTROL FOR LAYOUT OF THE WORK, FOR SURVEYING LOCATION OF PROPOSED IMPROVEMENTS.

CONFIRM CONTROL DATA WITH PROJECT SURVEYOR PRIOR TO STAKING WORK, IN

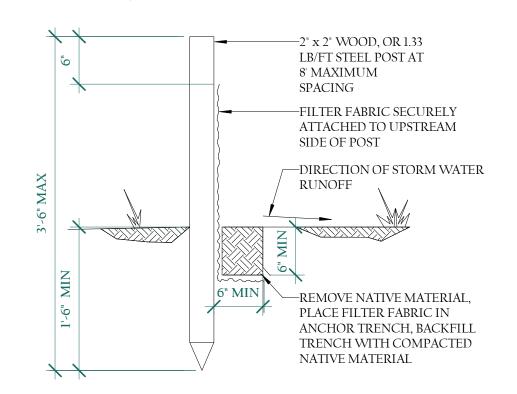
- ADDITION, CHECK STAKING AT KEY LOCATIONS BY SCALING DISTANCES AND TAPING FROM EXISTING FEATURES SHOWN ON PLAN. DEMOLISH AND REMOVE EXISTING OBJECTIONABLE MATERIALS FROM THE WORK AREA AND DISPOSE OF OFFSITE AS NECESSARY TO COMPLETE THE WORK, WHETHER OR NOT
- SPECIFICALLY CALLED FOR ON THE DRAWINGS. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA
- WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK DOCUMENT THE EXISTING CONDITION AND PROVIDE SUCH DOCUMENTATION TO PROJECT ENGINEER.
- PROTECT DURING CONSTRUCTION FROM PHYSICAL AND ESTHETIC DAMAGE INCLUDING CRACKING, SCRAPING, DEFORMING, SOILING, AND SPLATTER FROM PAINT, CONCRETE OR ASPHALT EMULSION.
- RESTORE TO PRE-CONSTRUCTION CONDITION AND APPEARANCE TO SATISFACTION OF DESIGNER AT NO ADDITIONAL COST TO OWNER.

EROSION/SEDIMENT CONTROL SPECIFICATIONS

- THE EROSION/SEDIMENT CONTROL PLAN AND DETAILS ARE BASED ON THE SITE BEING DEVELOPED AS DEPICTED THEREBY THESE MEASURES MAY NOT BE SUITABLE AT ALL STAGES OF CONSTRUCTION AND UNDER ALL STORM CONDITIONS WITHOUT MODIFICATION CONTRACTOR OF RESPONSIBILITY FOR CONSTRUCTION OF SITE EROSION CONTROL MEASURES. tHE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, MATERIALS AND METHODS NECESSARY TO PREVENT DISCHARGE FROM THE SITE OF SILT (MUD), DEBRIS, OR
- ANY OTHER POLLUTANT. EROSION/SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT ANY TIME DURING THE YEAR WHEN THE FORECAST OF RAIN PROBABILITY IF 50% OR GREATER FOR EACH YEAR UNTIL THE SITE IMPROVEMENTS, INCLUDING GRADING, PAVING, DRAINAGE DEVICES, AND LANDSCAPING HAVE BEEN CONSTRUCTED OR INSTALLED.
- EROSION/SEDIMENT CONTROL, MEASURES SHALL BE INSPECTED AND REPAIRED AS
- THE LOCATION AND EXTENT OF EROSION CONTROL MEASURES SHALL BE REVIEWED AT THE SITE BY THE CONTRACTOR THROUGHOUT THE INSTALLATION PROCESS AND UPON
- COMPLETION OF THE INITIAL INSTALLATION. THE LOCATIONS OF SWALES, STRAW BALE DIKES/WEIRS AND SILT FENCES MAY REQUIRE BE NECESSARY
- ALL EROSION/SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AS CALLED FOR BELOW AND IN THE SWPPP BOOK.
- SOIL AND DEBRIS DEPOSITS SHALL BE REMOVED FROM EROSION CONTROL SWALES AND FROM BEHIND STRAW BALE DIKES/WEIRS AND SILT FENCES AFTER EACH STORM TO
- THE SPOIL MATERIAL SHALL BE STOCKPILED SUCH THAT IT CANNOT AGAIN RESULT IN SEDIMENT TRANSPORT ON OR OFF-SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF SOIL MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SUCH THAT NO SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM OR SHEET-FLOW OFF-SITE.
- A STANDY-BY CREW SHALL BE PROVIDED BY THE CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS AND SHALL REMAIN ON-SITE AS NEEDED TO MAINTAIN OR INSTALL
- ADDITIONAL ERSION/SEDIMENT CONTROL MEASURES DURING THE STORM. THE CONTRACTOR SHALL NOT INSTALL BMPS IN A MANNER THAT CAUSES PONDING DIVERSION OF WATER FROM DRAINAGE INLETS RESULTING IN DAMAGE TO PROPERTY.
- THE CONTRACTOR SHALL PROPERLY MAINTAIN BMP'S TO PREVENT PONDING OR DIVERSION OF WATER FROM DRAINAGE INLETS RESULTING IN DAMAGE TO PROPERTY.

SILT FENCE IMPLEMENTATION:

- THE CONTRACTOR SHALL INSTALL SILT FENCE ALONG A LEVEL CONTOUR. THE CONTRACTOR SHALL TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT STORM
- WATER FROM FLOWING AROUND THE FENCE. THE CONTRACTOR SHALL LEAVE AN UNDISTURBED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
- SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED, AFTER WHICH, THE SILT FENCE SHALL BE REMOVED AND PROPERLY DISPOSED
- OF BY THE CONTRACTOR. MATERIALS: SILT FENCE FABRIC SHALL BE WOVEN GEOTEXTILE WITH A MINIMUM WIDTH OF 36 INCHES AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE. THE FABRIC SHALL CONFORM TO THE REQUIREMENTS IN ASTM DESIGNATION D4632 AND SHALL HAVE AN INTEGRAL REINFORCEMENT LAYER.
- INSPECTION AND MAINTENANCE: SILT FENCE SHALL BE INSPECTED WEEKLY, PRIOR TO FORECASTED RAIN EVENTS, DAILY DURING EXTENDED RAIN EVENTS, AND AFTER THE CONCLUSION OF RAIN
- THE CONTRACTOR SHALL REPAIR UNDERCUT SILT FENCES WITHIN 72 HOURS. THE CONTRACTOR SHALL REPAIR OR REPLACE SPLIT, TORN, SLUMPING, OR WEATHERED FABRIC WITHIN 72 HOURS. REPLACE THE SILT FENCE FABRIC EVERY 8
- MONTHS. SILT FENCES THAT ARE DAMAGED AND BECOME UNSUITABLE FOR THE INTENDED PURPOSE SHALL BE REMOVED FROM THE SITE OF WORK, DISPOSED, AND REPLACED WITH NEW SILT FENCE BARRIERS BY THE CONTRACTOR.
- SEDIMENT THAT ACCUMULATES BEHIND THE SILT FENCE SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO EACH RAIN EVENT IN ORDER TO MAINTAIN BMP EFFECTIVENESS. DURING A RAIN EVENT THE SEDIMENT SHALL BE REMOVED BY THE CONTRACTOR WHEN THE SEDIMENT ACCUMULATION REACHES ONE-THIRD OF THE BARRIER HEIGHT.
- SILT FENCES SHALL BE LEFT IN PLACE UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED. UNTIL THEN, THE SILT FENCE SHALL BE INSPECTED AND MAINTAIN BY
- THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE SILT FENCE WHEN UP-GRADIENT AREAS ARE STABILIZED; FILL AND COMPACT POST HOLES AND ANCHOR TRENCH, REMOVE SEDIMENT ACCUMULATION, GRADE FENCE ALIGNMENT TO BLEND WITH ADJACENT GROUND, AND STABILIZE DISTURBED AREA.





6230 Aberdeen Ave, Goleta CA 93117

UNPUBLISHED WORK OF THE DESIGNER, AND THE SAME MAY NOT BE DUPLICATED

USED. OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER

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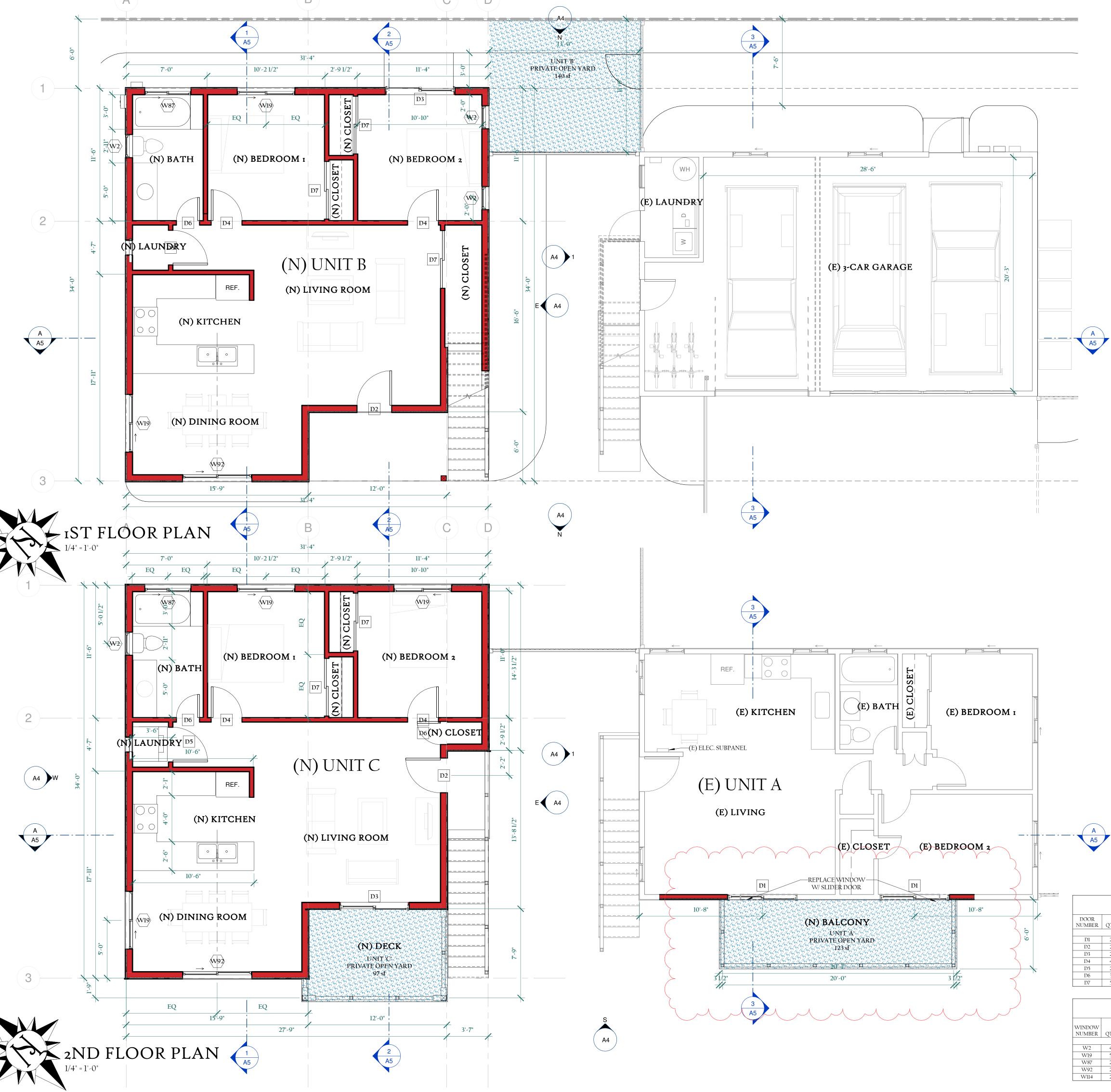
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FLOOR PLAIN KE I INOTES: FLOOR PLAN ELEMENTS:

POL CELLING HEIGHT CHANGE ABOVE

THRESHOLD.

FP01 CEILING HEIGHT CHANGE ABOVE.
FP04 EXPOSED WOOD BEAM ABOVE - REFER TO STRUCTURAL DRAWINGS.

FP05 EXPOSED WOOD POST - REFER TO STRUCTURAL DRAWINGS.
FP07 CONCRETE PORCH SLAB WITH FINISH MATERIAL BY OWNER. 2" MAX. STEP FROM

FP09 SMOKE DETECTOR - AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE FOUNDED WITH BATTERY PACK, LID AND LOWER ATTERY SIGNAL

- BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.

 FPIO CARBON MONOXIDE ALARM WIRED TO 120-VOLT HOUSE CURRENT WITH BATTERY

 BACK-UP. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING

 UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE

 INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE

 ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA

 IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING

 UNIT INCLUDING BASEMENTS.
- FPII STONE/TILE SHOWER BENCH.
- FP12 STONE/TILE SOAP NICHE.
- FP13 LINE OF WALL FRAMING ABOVE. FP16 GUARDRAIL (42" MIN ABOVE ADJACENT FLOOR SURFACE).
- FP18 GARBAGE / RECYCLE / GREEN WASTE BIN
 FP20 WOOD STAIRCASE: ALL INTERIOR AND EXTERIOR STAIRCASES SHALL BE ILLUMINATED.

MILLWORK:

- MW01 BASE CABINET.
- MW02 UPPER CABINET. MW03 FULL HEIGHT BROOM CLOSET.
- MW04 KITCHEN ISLAND WITH CANTILEVERED EATING BAR.
- MW05 BUILT-IN SHELVES.

MECHANICAL UNIT.

MW08 CLOSET SHELF and POLE.

MW09 22" x 30" (MIN) ATTIC ACCESS ABOVE. PROVIDE 110V GFI POWER OUTLET and LED KEYLESS LIGHT, and SOLID SHEATHING WORK PLATFORM ADJACENT TO CONTROL SIDE OF

APPLIANCES:

APOI GAS RANGE/OVEN. WITH METAL HOOD, LIGHT and FAN. VENT TO EXTERIOR AND PROVIDE BACK DRAFT DAMPER. VERIFY ALL DIMENSIONS WITH MANUFACTURER. PROVIDE HOOD EXHAUST FAN WITH AN EXHAUST RATE OF 100 CFM MINIMUM FOR INTERMITTENT EXHAUST.

APO2 REFRIGERATOR - PLUMBER TO PROVIDE WATER CONNECTION FOR WATER DISPENSER AND/OR ICE MAKER.

AP03 DISHWASHERS - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
AP04 CLOTHES WASHER - PROVIDE HOT and COLD WATER, and WASTE.

AP05 GAS CLOTHES DRYER.

MECHANICAL:

- ME01 GAS-FIRED FORCED AIR UNIT with AIR CONDITIONING. HEATER SHALL BE CAPABLE OF MAINTAINING MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. BASEMENT TO BE SUPPLIED WITH HVAC MECHANICAL VENTILATION.
- ME03 DRYER EXHAUST VENT with BACKDRAFT DAMPER RUN VENT DUCT THROUGH CRAWL SPACE TO EXTERIOR WALL. (LESS THAN 14' WITH TWO 90° ELBOWS)
- ME04 EXHAUST FAN WITH BACK DRAFT DAMPER CAPABLE OF PROVIDING 50 CFM, MINIMUM, (INTERMITTENT OPERATION). FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING 8-3/4" FROM FRAMING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

ELECTRICAL:

ELOI MAIN HOUSE PANEL WITH EMERGENCY BREAKER.

EL02 ELECTRICAL SUBPANEL.

PLUMBING:

- PLOI KITCHEN SINK WITH DISPOSER. ** THE MAXIMUM FLOW RATE OF KITCHEN and LAUNDRY FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI KITCHEN and LAUNDRY FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
- PLO3 LAVATORY THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI AND SHALL HAVE A MINIMUM FLOW RATE OF 0.8 GALLONS PER MINUTE AT 20 PSI.
- PLO4 WATER CLOSET THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- PLO5 TUB PROVIDE ONE-PIECE TRAP ENCLOSED WITH TEMPERED GLASS (SAFETY GLAZING)
 PLO6 ENCLOSED SHOWER WITH TEMPERED GLASS (SAFETY GLAZING) AND FULL HEIGHT TILE
 WAINSCOT PROVIDE ONE-PIECE WELDED TRAP OR ACCESS PANEL PER LOCAL CODE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER
 MINUTE AT 80 PSI SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA
 OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. *** WHEN A SHOWER IS
 SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL
 SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL
 NOTE EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO
- ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. PLO7 SHOWER DRAIN.
- PL10 HOSE BIBB.
- PLI1 GAS-FIRED WATER HEATER. PLI2 FUEL GAS OUTLET.

DOOR AND WINDOW NOTES:

- 1. ALL WINDOW SIZES TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO ORDERING.
- DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT'S ATTENTION.

 2. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR DOOR AND WINDOW PROFILES.
- 3. ALL NEW GLAZED DOORS SHALL HAVE DUAL-PANE TEMPERED GLASS, UNLESS OTHERWISE NOTED. REFER TO SCHEDULE.
- OWNER TO SELECT INTERIOR DOOR STYLES AND WOOD SPECIES.
 NEW EMERGENCY EGRESS WINDOWS IN ROOMS THAT MAY BE USED FOR SLEEPING PURPOSES
- SHALL HAVE A MINIMUM CLEAR WIDTH AND MINIMUM 24" CLEAR HEIGHT. MINUMUM OPERABLE AREA SHALL BE 5.7 SQ. FT. AND A MINIMUM SILL HEIGHT OF 44". (CBC SEC. 310.4) PROVIDE TEMPERED GLASS IN ALL NEW WINDOWS WITHIN 18" OF A WALKING SURFACE AND
- WITHIN 24" OF A DOOR, AS WELL AS IN BATHROOM AND SHOWER WINDOWS WHERE THE SILL HEIGHT IS LOWER THAN 60" ABOVE THE FINISH FLOOR. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TEMPERED GLASS LOCATIONS.
- ALL GLAZING (DOORS AND WINDOWS) SHALL BE DUAL GLAZED AND TEMPERED (BOTH PANES).
 MANUFACTURER'S LABELS MUST BE LEFT ON INSTALLED DOOR AND WINDOW UNITS FOR INSPECTION. U-VALUE AND SHGC FACTORS ON DOOR AND WINDOW LABELS MUST BE
- CONSISTENT WITH VALUES INDICATED ON DOOR AND WINDOW SCHEDULES.

 9. ALL NEW GLAZING (DOORS AND WINDOWS) SHALL NOT EXCEED 0.32 U-VALUE & 0.25 SHGC

				DOOR	SCHEDULE					
DOOR NUMBER	QTY	DOO:	R SIZE HEIGHT	DOOR TYPE	DOOR MATERIAL	GLAZING	GLAZING AREA	MAX U-VALUE	MAX SHGC	REMARKS
D1	2	6'-0"	6'-8"	Double Sliding						
D2	2	3'-0"	6'-8"	Entry						
D3	2	6'-0"	6'-8"	Double Sliding						
D4	4	2'-8"	6'-8"	Single-Flush						
D5	2	3'-0"	6'-8"	Single-Flush						
D6	3	2'-0"	6'-8"	Single-Flush						
D7	5	5'-0"	6'-8"	Sliding-Closet						



Job No: Project Number Scale: 1/4" = 1'-0"

designs

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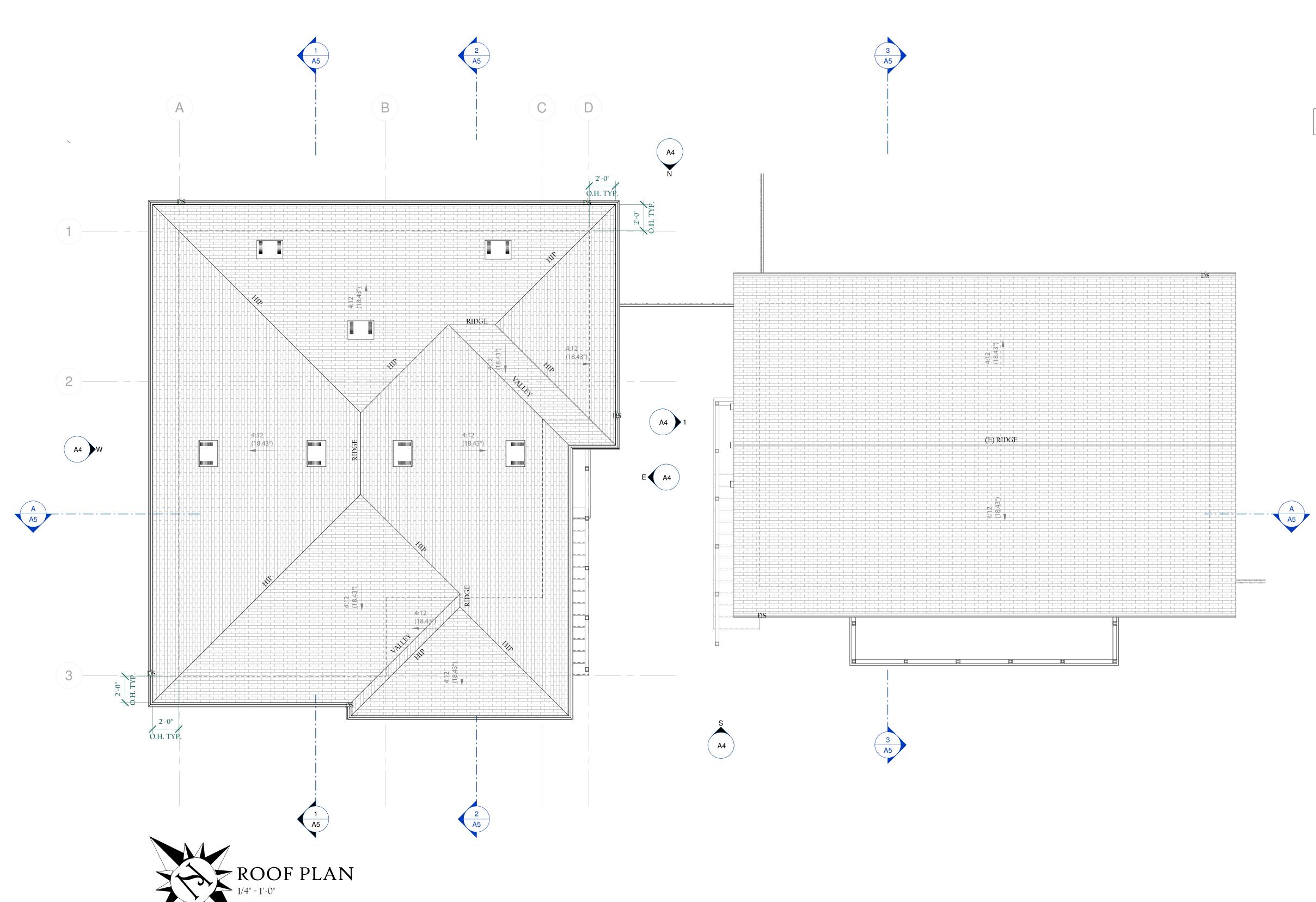
SANTA BARBARA, CA

Revision 1

805 886 0784

				WINDOW So	CHEDULE						
		WINDO	DW SIZE					MAX			
INDOW					FRAME		GLAZING	U-VALU	MAX		
UMBER	QTY	WIDTH	HEIGHT	WINDOW TYPE	MATERIAL	GLAZING	AREA	E	SHGC	REMARKS	
W2	4	2'~0"	3'~0"	Window-Single-Hung			6 SF				
W19	5	5'~0"	3'~0"	Window-Sliding-Double			15 SF				
W87	2	4'~0"	2'~0"	Window-Sliding-Double			8 SF				
W92	2	6'-0"	4'-0"	Window-Sliding-Double			24 SF				
Wll4	2	1'-4"	1'-9"	Window-Louvered			2 SF				

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ROOF PLAN NOTES:

1. ROOFING MATERIAL:

CLASS "A" ASPHALT COMPOSITION SHINGLE UNDERLAYMENT OVER ROOF SHEATHING - REFER TO STRUCTURAL DRAWINGS

- 2. PROVIDE MINIMUM 26-GAUGE GALVANIZED ROOF FLASHING, TYPICAL. PAINT TO MATCH ROOF SHINGLES.
- 3. NEW GUTTERS AND DOWNSPOUTS:

MATERIAL: 26 GAUGE (MIN) METAL
COLOR: GUTTERS TO MATCH TRIM COLOR
DOWNSPOUTS TO MATCH PLASTER COLOR

ATTIC VENTILATION:

VENTILATION REQUIRED:

ATTIC AREA VENTILATION REQUIRED REQUIRED AREA (SQ.IN.)

931 SF 931 SF / 300 = 3.10 SF 3.10 SF X 144 = 446.4 SQ.IN.

VENTILATION PROVIDED:

O'HAGIN VENT
TAPERED LOW-PROFILE
VENTS PROVIDED:
TOTAL VENTILATION:

72 SQ.IN. NFVA 7 504 SQ.IN. > 446.4 SQ.IN.



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A3
ROOF PLAN

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S SOUTH ELEVATION (CANADA ST) 1/4" = 1'-0"

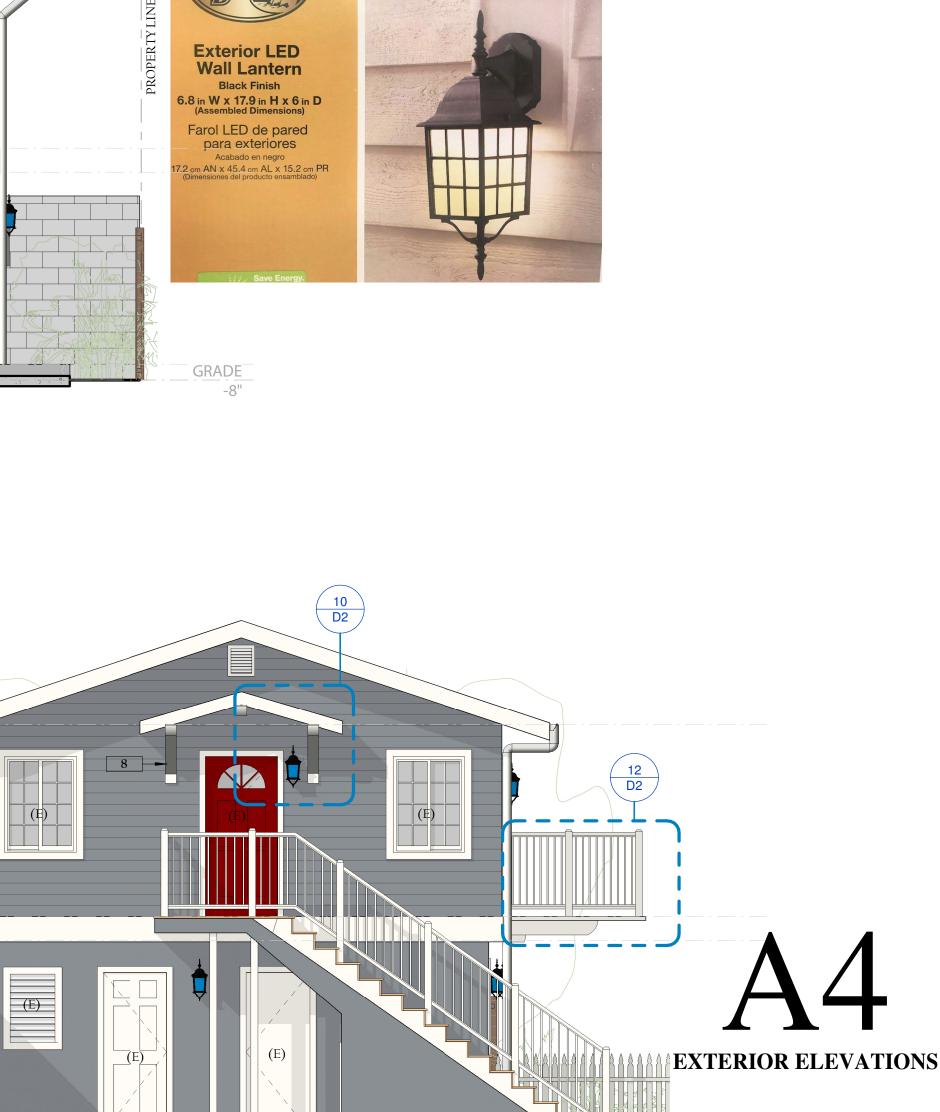


WEST ELEVATION - BUILDING 2

1/4" = 1'-0"

E EAST ELEVATION - BUILDING 2

1 7



ELEVATION NOTES

EXTERIOR FINISH MATERIAL:

1. ROOF SHINGLE: CLASS "A" ASPHALT COMPOSITION BY CERTAINTEED.

2-PIECE LAMINATED FIBER GLASS COLOR: "PLATINUM"

"OVERCAST" PPU26-21 BY BEHR

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3-COAT EXTERIOR CEMENT PLASTER OVER (2) LAYERS (MIN) #15 BLDG. PAPER VAPOR BARRIER, OR APPROVED EQUIVALENT.

SMOOTH TROWEL "OVERCAST" PPU26-21 BY BEHR

3. SIDING: TRUWOOD 5" COTTAGE LAP SIDING OVER (2) LAYERS (MIN) #15 BLDG. PAPER VAPOR BARRIER, OR APPROVÈD EQUIVALENT.

4. METAL DOORS: MASONITE.

> HALIFAX CAMBER-FAN LITE COLOR: "CINNAMON."

5. METAL WINDOWS: MILGARD WINDOWS and DOORS. "POLAR BEAR" 75 BY BEHR

> 1000 - 711 - 845 MODEL:

BLACK FINISH COLOR: "ETCHED" GLASS:

LAMPING: GU-24 LED (HIGH EFFICACY)

LAMP BASE AND SOCKET TO BE CONCEALED AT THE TOP OF THE FIXTURE HOUSING, OUT OF DIRECT VIEW

7. GUTTERS: GUTTERS AND DOWNSPOUTS TO BE ALUMINUM.

COLOR: WHITE

8. EXPOSED TIMBER: SELECT DOUGLAS FIR #1

COLOR: "POLAR BEAR" 75 BY BEHR

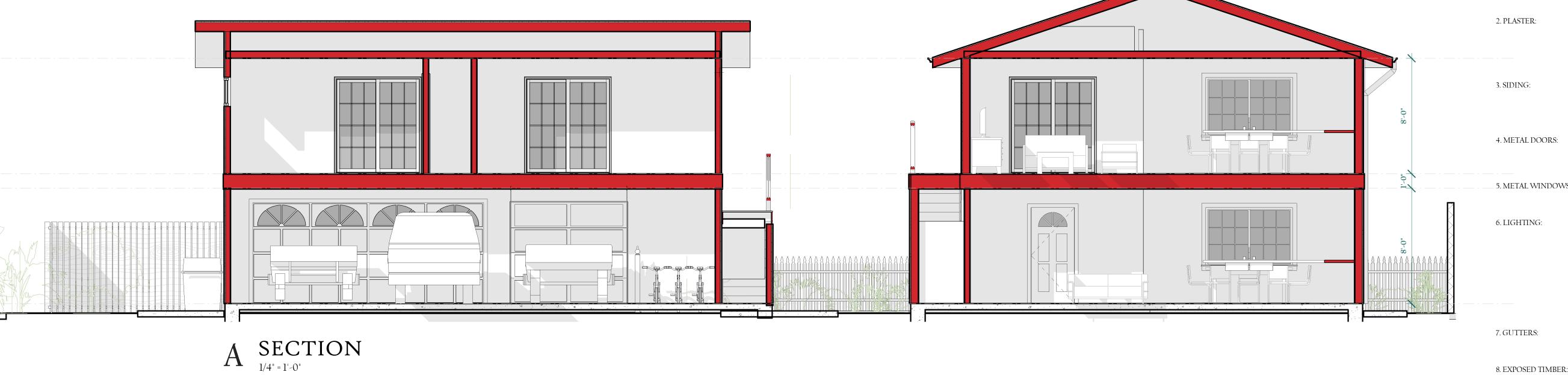
EXTERIOR LIGHT FIXTURE



NORTH ELEVATION (REAR)

1/4" = 1'-0"

(N) (N)



1 SECTION

1/4" = 1'-0"

SECTION NOTES

EXTERIOR FINISH MATERIAL

1. ROOF SHINGLE: CLASS "A" ASPHALT COMPOSITION BY CERTAINTEED. 2-PIECE LAMINATED FIBER GLASS COLOR: "PLATINUM"

3-COAT EXTERIOR CEMENT PLASTER OVER (2) LAYERS (MIN) #15 BLDG. PAPER VAPOR BARRIER, OR APPROVED EQUIVALENT.

SMOOTH TROWEL "OVERCAST" PPU26-21 BY BEHR

> TRUWOOD 5" COTTAGE LAP SIDING OVER (2) LAYERS (MIN) #15 BLDG. PAPER VAPOR BARRIER, OR

APPROVÈD EQUIVALENT.

"OVERCAST" PPU26-21 BY BEHR MASONITE.

HALIFAX CAMBER-FAN LITE COLOR: "CINNAMON."

5. METAL WINDOWS: MILGARD WINDOWS and DOORS.

COLOR: "POLAR BEAR" 75 BY BEHR HAMPTON BAY MODEL: 1000 - 711 - 845

COLOR: BLACK FINISH GLASS: "ETCHED" LAMPING: GU-24 LED (HIGH EFFICACY)

DARK-SKY COMPLIANCE: LAMP BASE AND SOCKET TO BE CONCEALED AT THE

TOP OF THE FIXTURE HOUSING, OUT OF DIRECT VIEW

FROM ANY SIDE.

COLOR: "POLAR BEAR" 75 BY BEHR

7. GUTTERS: GUTTERS AND DOWNSPOUTS TO BE ALUMINUM.

COLOR: WHITE

8. EXPOSED TIMBER: SELECT DOUGLAS FIR #1

INSULATION:

12. ALL NEW EXTERIOR WALLS SHALL HAVE R-19 (MIN) BATT INSULATION.

13. ALL SLOPED ROOF ATTIC AREAS, (NEW AND EXISTING), ABOVE CONDITIONED SPACE, SHALL HAVE R-38 (MIN) BATT INSULATION.

15. ALL WOOD FRAMED FLOOR BENEATH CONDITIONED SPACES, AND OVER UNCONDITIONED SPACE, SHALL HAVE R-19 (MIN) BATT INSULATION.

INTERIOR WALL FINISH MATERIAL:

16. ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL), UNLESS NOTED OTHERWISE. FINISH COATS AND PAINT COLORS TO BE SPECIFIED BY OWNER.

<u>FRAMING:</u>

17. RIDGE BEAM. REFER TO STRUCTURAL DRAWINGS.

18. ROOF RAFTERS. REFER TO STRUCTURAL DRAWINGS.

19. FLOOR JOISTS. REFER TO STRUCTURAL DRAWINGS.

MISCELLANEOUS:

20. FLOOR FINISH OVER STRUCTURAL SUBSTRATE. WATERPROOF EXTERIOR INSTALLATIONS.

21. MILLWORK.

22. CONCRETE FOOTING. REFER TO STRUCTURAL DRAWINGS.

23. CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS.

24. CONCRETE LANDING.

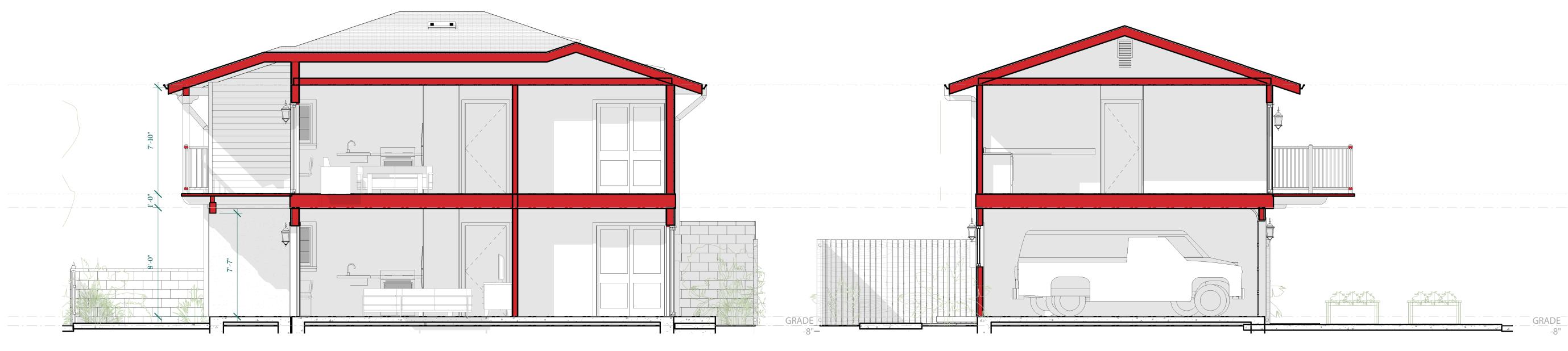
25. ATTIC VENT. REFER TO A2.0a FOR SPECIFICATIONS.

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BUILDING SECTIONS

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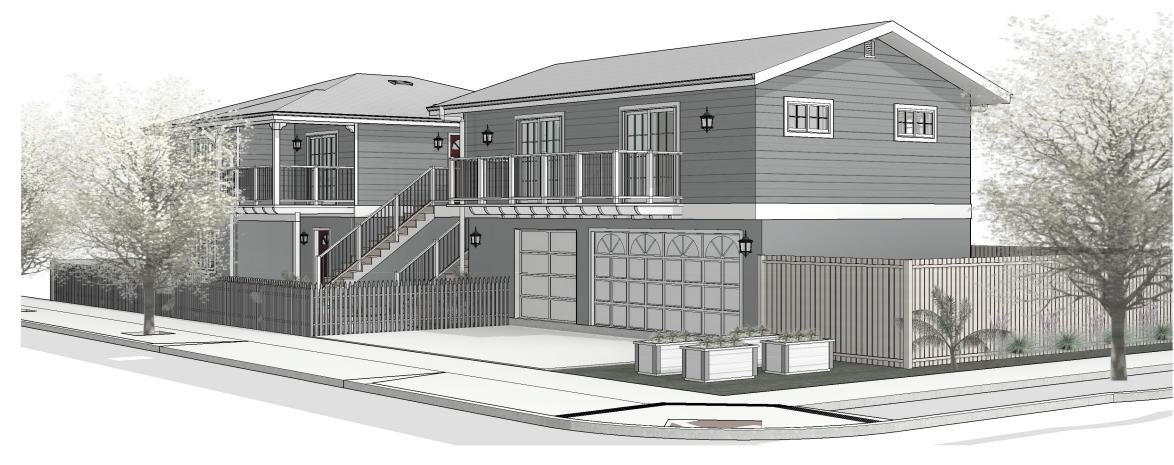


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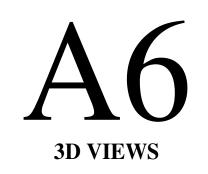
4 OUTDOOR AREA - REAR

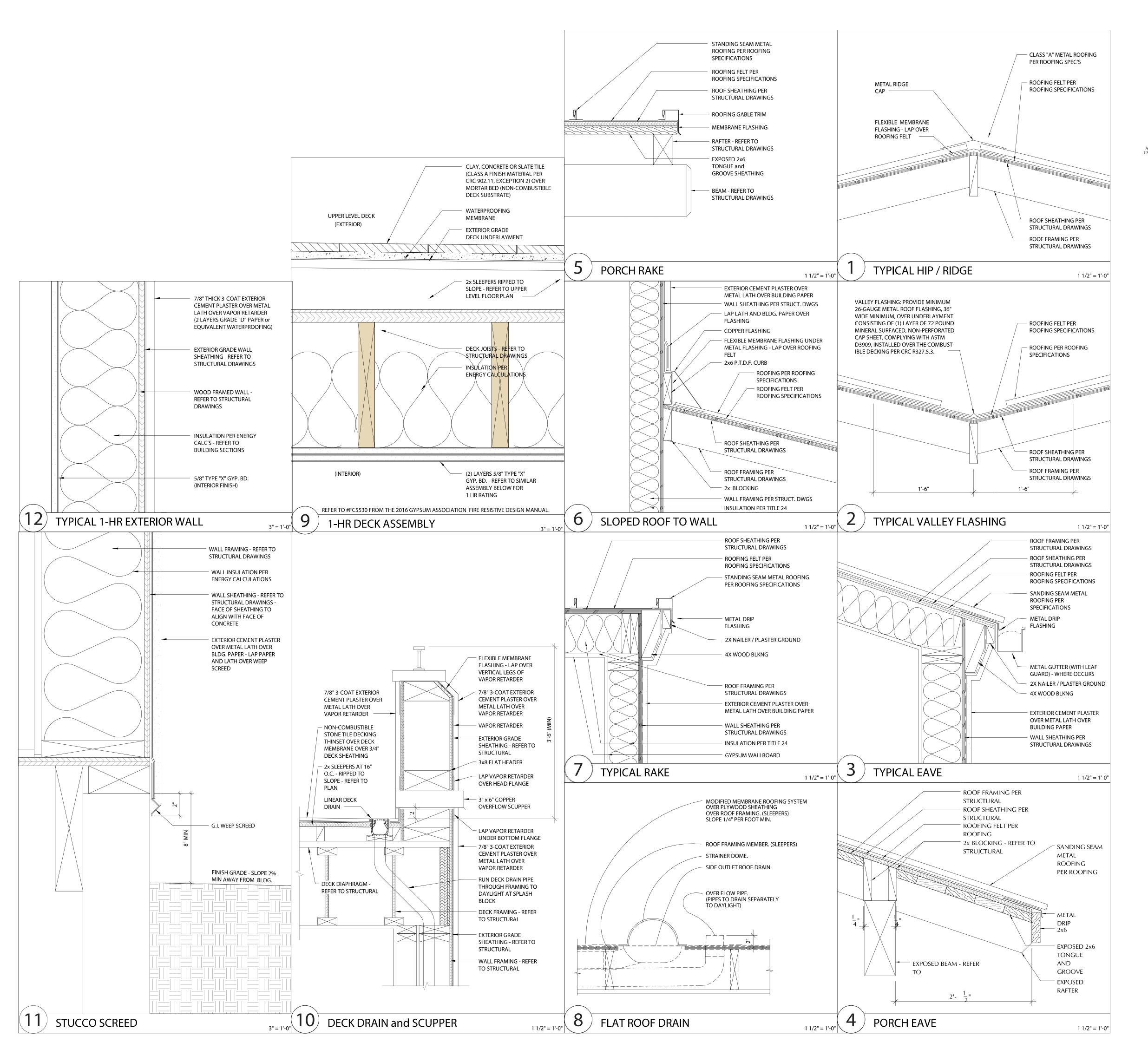


1 STREET VIEW - SOUTH



3 OUTDOOR AREA - FRONT







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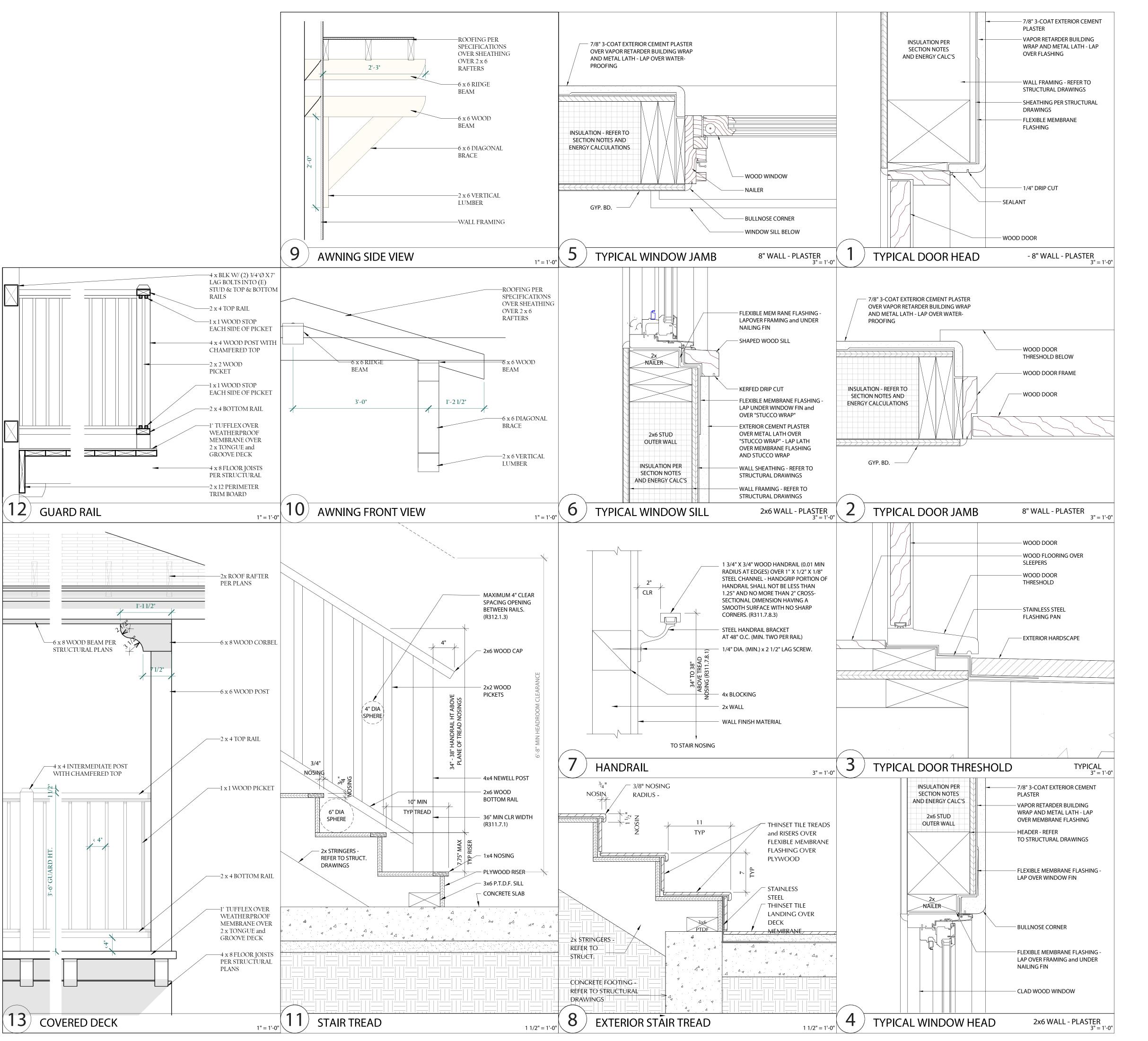
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D1
ROOF DETAILS

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ARCHITECTURAL DETAILS

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2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

INSPECTOR SIGNOFF

INSPECTOR SIGNOFF CHAPTER 3 **GREEN BUILDING** SECTION 301 GENERAL

> **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

> > 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the

> > Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1 et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and

SECTION 302 MIXED OCCUPANCY BUILDINGS

high-rise buildings, no banner will be used.

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development

High Rise Additions and Alterations

I CHAPTER 4

I RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar

pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes. management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved
- 3. Compliance with a lawfully enacted storm water management ordinance.

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface

- water include, but are not limited to, the following:
- 2. Water collection and disposal systems 3. French drains
- . Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code. Article 625.

> **Exceptions:** On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1. Where there is no commercial power supply.

2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than \$400.00 per unit.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents

When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at

- 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- 2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be

designed to comply with the following:

- 1. The minimum length of each EV space shall be 18 feet (5486 mm). The minimum width of each EV space shall be 9 feet (2743 mm).
- 3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
- a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of

4.106.4.2.5 Indentification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

- 1. The California Department of Transportation adopts and publishes the "Californa Manua on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: www.dot.ca.gov/trafficops/policy/13-01.pdf
- 2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.
- 3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

> THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE						
FIXTURE TYPE FLOW RATE						
SHOWER HEADS (RESIDENTIAL)	2.0 GMP @ 80 PSI					
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI					
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI					
KITCHEN FAUCETS	1.8 GPM @ 60 PSI					
METERING FAUCETS	0.25 GAL/CYCLE					
WATER CLOSET	1.28 GAL/FLUSH					
URINALS	0.125 GAL/FLUSH					

4.304 OUTDOOR WATER USE

NSPECTO SIGNOFF

4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

- 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
- 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the

INSPECTOR SIGNOFF

hundredths of a gram (g O³/g ROC).

product (excluding container and packaging).

4.504 POLLUTANT CONTROL

management district rules apply:

commencing with section 94507.

Manufacturer's product specification. 2. Field verification of on-site product containers.

ARCHITECTURAL APPLICATIONS

INDOOR CARPET ADHESIVES

OUTDOOR CARPET ADHESIVES

WOOD FLOORING ADHESIVES

RUBBER FLOOR ADHESIVES

SUBFLOOR ADHESIVES

COVE BASE ADHESIVES

CERAMIC TILE ADHESIVES

VCT & ASPHALT TILE ADHESIVES

STRUCTURAL GLAZING ADHESIVES

OTHER ADHESIVES NOT LISTED

SPECIALTY APPLICATIONS

PLASTIC CEMENT WELDING

CONTACT ADHESIVE

TOP & TRIM ADHESIVE

METAL TO METAL

PLASTIC FOAMS

FIBERGLASS

ADHESIVE PRIMER FOR PLASTIC

SPECIAL PURPOSE CONTACT ADHESIVE

STRUCTURAL WOOD MEMBER ADHESIVE

SUBSTRATE SPECIFIC APPLICATIONS

POROUS MATERIAL (EXCEPT WOOD)

QUALITY MANAGEMENT DISTRICT RULE 1168

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,

THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

PVC WELDING

CPVC WELDING

ABS WELDING

MULTIPURPOSE CONSTRUCTION ADHESIVE

SINGLE-PLY ROOF MEMBRANE ADHESIVES

DRYWALL & PANEL ADHESIVES

CARPET PAD ADHESIVES

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this

article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings

with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain

woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as

CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final

startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component

openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks

Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in

prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17,

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of

the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits

apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories

listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss

Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR

Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air

Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

CURRENT VOC LIMIT

50

150

100

60

50

50

100

250

510

490

325

250

550

250

140 250

30

80

Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic

compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the

enforcing agency. Documentation may include, but is not limited to, the following

TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}

(Less Water and Less Exempt Compounds in Grams per Liter)

coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources

compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and

tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

shall comply with local or regional air pollution control or air quality management district rules where

applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable.

units of product, less packaging, which do not weigh more than 1 pound and do not consist of more

than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including

requirements of the following standards unless more stringent local or regional air pollution or air quality

applicable, and shall have a permanent label indication they are certified to meet the emission limts. Woodstoves,

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

pellet stoves and fireplaces shall also comply with applicable local ordinances.

to reduce the amount of water, dust or debris which may enter the system.

compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE **EFFICIENCY**

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

- 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably
- 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsite are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling,
- reuse on the project or salvage for future use or sale. Specify if construction and demolition waste materials will be sorted on-site (source separated) or
- 3. Identify diversion facilities where the construction and demolition waste material collected will be
- 4. Identify construction methods employed to reduce the amount of construction and demolition waste
- 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
- 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
- Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
- I.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs. sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4...

- Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
- 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure 2. Operation and maintenance instructions for the following:
- a. Equipment and appliances, including water-saving devices and systems, HVAC systems. photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. Roof and yard drainage, including gutters and downspouts.
- c. Space conditioning systems, including condensers and air filters.
- d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce
- resource consumption, including recycle programs and locations.
- 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- 6. Information about water-conserving landscape and irrigation design and controllers which conserve Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5
- feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking,
- painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this [California Green Building Standards] code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazaradous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL 4.501.1 Scope

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)

cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.



6230 Aberdeen Ave, Goleta CA 93117 805 886 0784 ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND

UNPUBLISHED WORK OF THE DESIGNER, AND THE SAME MAY NOT BE DUPLICATED, USED. OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

ESCAMILLA AUD 333 SOUTH CANADA STREET, SANTA BARBARA, CA

Delta Issue Nr. Description

GREEN BUILDING CODE

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Job No: Project Number Scale:

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



INSPECTOR SIGNOFF

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JANUARY 1, 2017 ERRATA)



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USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

ESCAMILLA AUD 333 SOUTH CANADA STREET, SANTA BARBARA, CA

Delta Issue Nr. Description

(Less Water and Less Exempt Compounds in Grams per Liter)				
SEALANTS	CURRENT VOC LIMIT			
ARCHITECTURAL	250			
MARINE DECK	760			
NONMEMBRANE ROOF	300			
ROADWAY	250			
SINGLE-PLY ROOF MEMBRANE	450			
OTHER	420			
SEALANT PRIMERS				
ARCHITECTURAL				
NON-POROUS	250			
POROUS	775			
MODIFIED BITUMINOUS	500			
MARINE DECK	760			
OTHER	750			

ARCHITECTURAL COATINGS _{2,3} GRAMS OF VOC PER LITER OF COATING, LES	S WATER & LESS EXEMPT
COMPOUNDS	T
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ₁	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER &
- 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS ₁					
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION					
PRODUCT	CURRENT LIMIT				
HARDWOOD PLYWOOD VENEER CORE	0.05				
HARDWOOD PLYWOOD COMPOSITE CORE	0.05				
PARTICLE BOARD	0.09				
MEDIUM DENSITY FIBERBOARD	0.11				
THIN MEDIUM DENSITY FIBERBOARD2	0.13				

- 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH
- 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

- 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1,
- February 2010 (also known as Specification 01350). 3. NSF/ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantageтм Gold.

THICKNESS OF 5/16" (8 MM).

INSPECTOR SIGNOFF

- 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the
- requirements of the Carpet and Rug Institute's Green Label program.
- 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

- 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
- 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). . Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1,

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested

by the enforcing agency. Documentation shall include at least one of the following: Product certifications and specifications.

5. Other methods acceptable to the enforcing agency.

February 2010 (also known as Specification 01350).

- 2. Chain of custody certifications.
- CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the

- 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,
- 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements
- found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation
- acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. nsulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to

enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying ecommendations prior to enclosure. 4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the

- 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a
- a. Humidity controls shall be capable of adjustment between a relative humidity range less than or
- equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of b. A humidity control may be a separate component to the exhaust fan and is not required to be
- integral (i.e., built-in)

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),
- ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

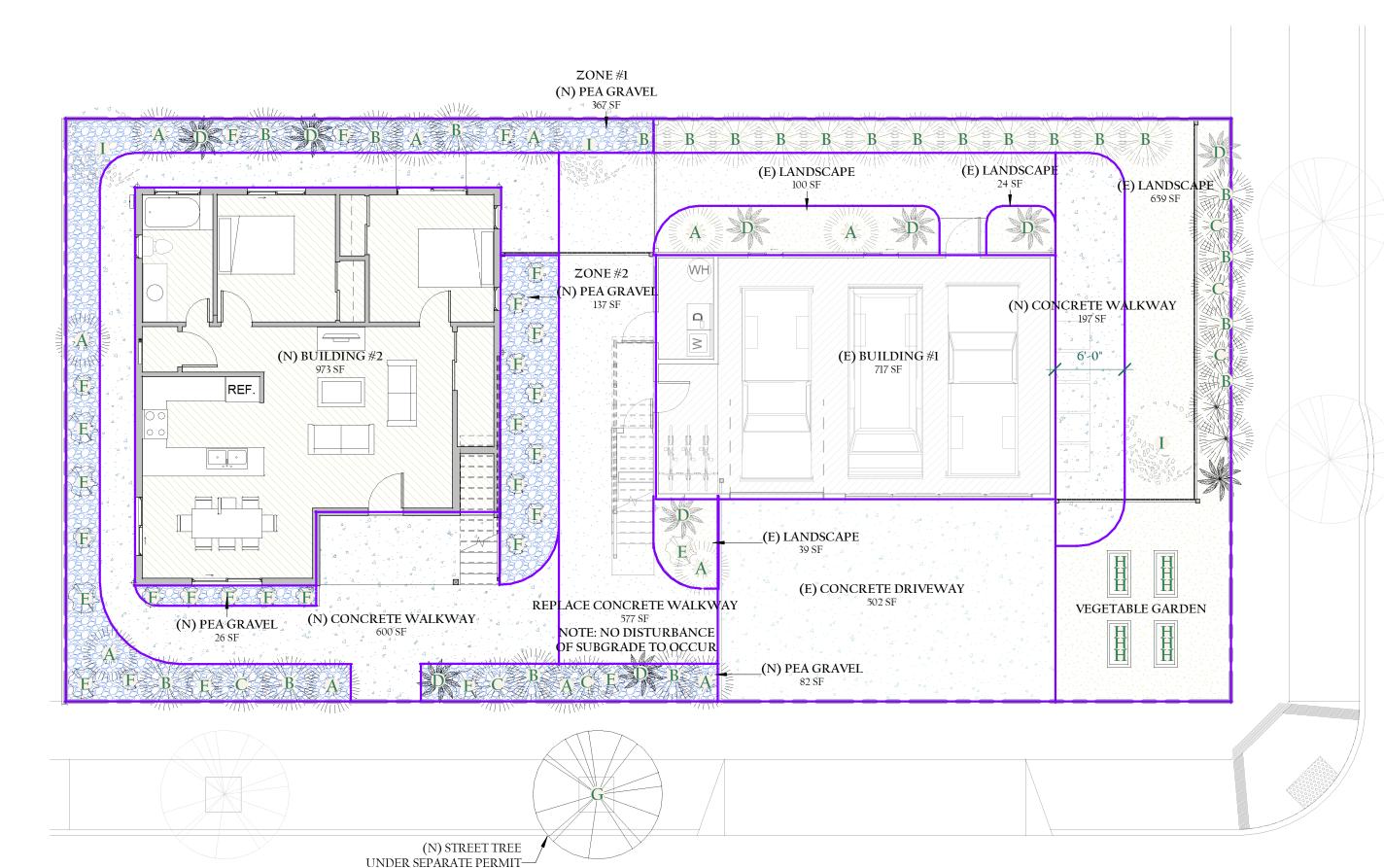
Exception: Use of alternate design temperatures necessary to ensure the system functions are edacceptable.

INSPECTOR SIGNOFF INSPECTOR SIGNOFF **CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS** 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

GREEN BUILDING CODE

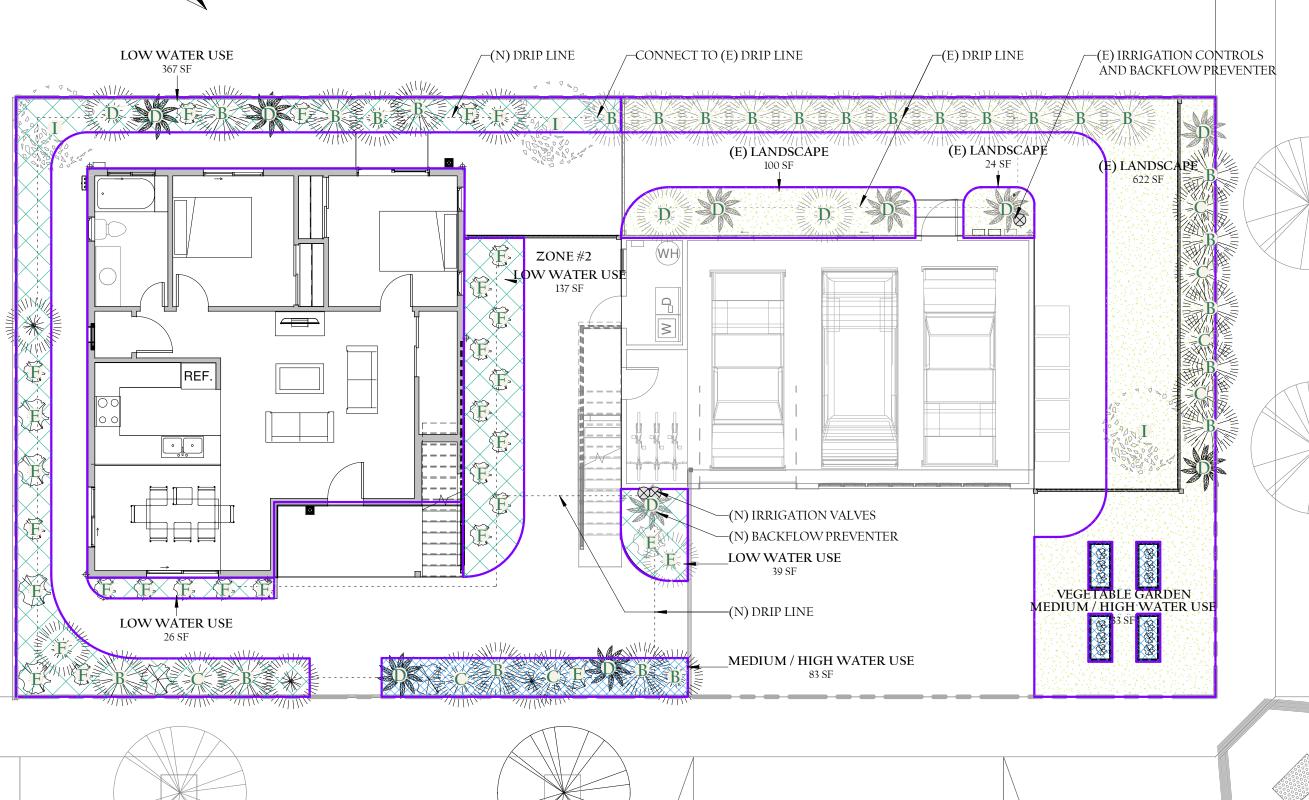
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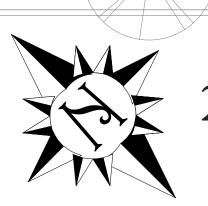
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SOUTH CANADA STREET

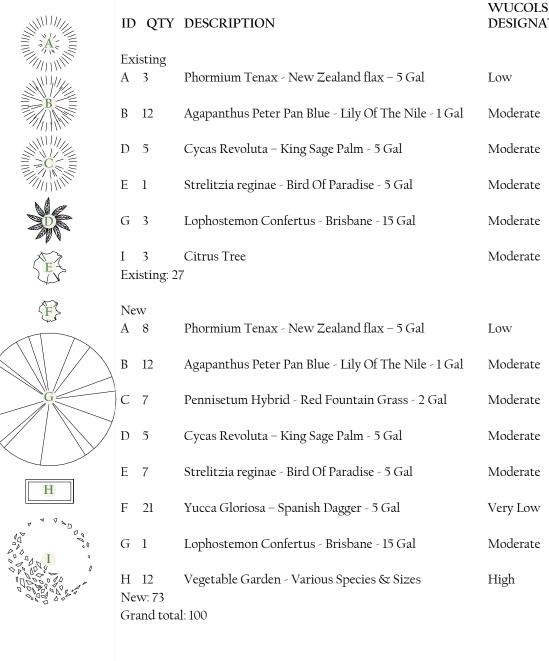
LANDSCAPE PLAN





IRRIGATION PLAN

PLANT PALETTE



LOT COVERAGE

DESCRIPTION

AREA LEGEND	(-)	717 SF 502 SF
(E) BUILDING #1	REPLACE CONCRETE WALKWAY EXISTING IMPERVIOUS AREA: 3	577 SF 1796 SF
(E) CONCRETE DRIVEWAY	EXISTING PERVIOUS AREA (E) LANDSCAPE	659 SF
(E) LANDSCAPE	(E) LANDSCAPE (E) LANDSCAPE	39 SF 100 SF

(N) CONCRETE WALKWAY	1)
(N) PEA GRAVEL	E
REPLACE CONCRETE WALKWAY	N
Calculating	1)
	([

(E) LANDSCAPE 24 SF 82 SF (N) PEA GRAVEL (N) PEA GRAVEL 26 SF EXISTING PERVIOUS AREA: 6 930 SF 19% NEW IMPERVIOUS AREA (N) BUILDING #2 973 SF 19% (N) CONCRETE WALKWAY 600 SF 12% (N) CONCRETE WALKWAY 197 SF 4% NEW IMPERVIOUS AREA: 3 1770 SF 35% NEW PERVIOUS AREA (N) PEA GRAVEL 367 SF 7% (N) PEA GRAVEL 137 SF 3% NEW PERVIOUS AREA: 2 504 SF 10% TOTAL LOT COVERAGE 5000 SF 100%

DESCRIPTION	AREA
LOW WATER USE	
LOW WATER USE	137 SF
LOW WATER USE	26 SF
LOW WATER USE	367 SF
LOW WATER USE: 3	530 SF
MEDIUM / HIGH WATER USE	
MEDIUM / HIGH WATER USE	83 SF
MEDIUM / HIGH WATER USE	33 SF
MEDIUM / HIGH WATER USE: 2	115 SF

LANDSCAPE NOTES

SCRIPTION	WUCOLS DESIGNATION	PLANTING NOTES: 1. CONTRACTOR IS TO BE RESPONSIBLE FOR COORDINATION WITH THE OWNER FOR THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES. 2. THE PLANT LIST PROVIDED IS FOR THE CONVENIENCE OF THE CONTRACTOR. THE
ormium Tenax - New Zealand flax – 5 Gal	Low	PLAN IS TO PREVAIL AND THE LANDSCAPE DESIGNER AND OWNER ARE TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
apanthus Peter Pan Blue - Lily Of The Nile - 1 Gal	Moderate	3. ALL TREES ARE TO BE FIELD SPOTTED BY CONTRACTOR AND THE LOCATION IS TO BE APPROVED BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
cas Revoluta – King Sage Palm - 5 Gal	Moderate	4. CONTRACTOR IS TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS.
elitzia reginae - Bird Of Paradise - 5 Gal	Moderate	5. IRRIGATION IS TO BE COORDINATED WITH THE PLANTING PLAN. 6. PLANT MATERIALS AND INSTALLATION ARE TO MEET THE HIGHEST QUALITY INDUSTRY STANDARDS. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR
phostemon Confertus - Brisbane - 15 Gal	Moderate	LANDSCAPE DESIGNERS DISCRETION.LANDSCAPE DESIGNER RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO THE SITE THAT ARE SUBSTANDARD. REPLACEMENT
rus Tree	Moderate	PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. 7. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATION OR DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER PRIOR TO PROCEEDING
		WITH WORK. VERIFY PLANTING DATE WITH LANDSCAPE DESIGNER A MINIMUM OF TWO

8. ALL PLANTER AREAS ARE TO BE CULTIVATED TO A DEPTH OF 12" WITH A 3" LAYER OF ORGANIC COMPOST MATERIAL PRIOR TO PLANTING. ONCE PLANTING IS COMPLETE, PLANTER AREAS ARE TO BE TOP DRESSED WITH MULCH AT A DEPTH OF 2" - 3". SAMPLES OF MULCH MATERIAL ARE TO BE PROVIDED TO THE LANDSCAPE DESIGNER AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.

9. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES (TYP.) IF WITHIN 6FT OF A NEW OR EXISTING WALL, WALK, PATIO, PARKING AREA OR CURB, ETC. 10. CONTRACTOR SHALL PROVIDE 90 DAY MAINTENANCE PERIOD AS PART OF THE

MC WITH RAIN SENSOR, CYCLE/SOAK FUNCTIONS AND FOUR PROGRAM CAPABILITY OR 2. DRIP EMITTERS TO BE RAINBIRD XERIBUGS TO PROVIDE 1 GPH AND ARE TO BE INSTALLED 1 EACH PER 5 GALLON PLANT, 2 EACH FOR EVERY 15 GALLON AND 24" BOX

MULCH FOR WEED SUPPRESSION AND WATER CONSERVATION. 4. PRIOR TO PROJECT START UP, CONTRACTOR IS TO HOOK UP A PRESSURE RECORDING GAUGE FOR A PERIOD OF ONE WEEK TO DETERMINE THE BEST TIME OF DAY TO PROGRAM THE APPROPRIATE RUN TIMES FOR THE AUTOMATIC IRRIGATION

CONTROLLER. 5. A BACKFLOW PREVENTER IS TO BE INSTALLED BETWEEN THE WATER METER AND THE IRRIGATION MAINLINE PER LOCAL BUILDING CODES. 6. THE CONTRACTOR AND PROJECT FOREMAN SHALL THOROUGHLY REVIEW THE

CLARIFICATION TO THE LANDSCAPE DESIGNER PRIOR TO COMMENCING WITH 7. THE PROJECT FOREMAN SHALL FAMILIARIZE HIMSELF WITH ALL OF THE DETAILS, NOTES AND SPECIAL PROVISIONS OF THIS PROJECT PRIOR TO START OF CONSTRUCTION. 14% 8. ALL DETAILS AND SPECIFICATIONS SHALL BE STRICTLY ADHERED TO.

APPROVAL SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. 10. AS BUILT: BEFORE FINAL PAYMENT IS RELEASED, CONTRACTOR WILL PROVIDE OWNER, AT A PREDETERMINED COST, WITH A COMPLETE AND REPRODUCIBLE DRAWING OF THE SYSTEM LAYOUT AS IT WAS ACTUALLY INSTALLED. THIS DRAWING SHOULD INCLUDE THE LOCATION OF UNDERGROUND SLEEVES, MAIN LINE, AND ALL

Landscape Compliance Requirements

Landscana Dasign for Water Conservation

Compliance Statement (Signed copy to be included on L-Sheet) andatory Measures:	Sheet#
lease note the sheet numbers for these measures)	1
No turf in parkways, medians, or other areas with any dimension of < 8 feet	Ll
No turf on >20% slope	L1
Residential, mixed-use & institutional projects have ≥80% of the landscaped area designed with water wise plants	Ll
Commercial projects have 100% of the landscaped area designed with water wise plants	
Plan includes total square footage of landscaped area, as well as percentage breakdowns for 1) waterwise landscaped area and 2) medium and high water using landscape area (including turf)	Ll
Plant list includes botanical name, common name, and WUCLOS designation	Ll
Three inches of mulch, specified as required	L1
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement	Ll
Sprinklers have matched precipitation rates within each valve and circuit	Ll
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements	Ll
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system (if including an automatic irrigation system)	Ll
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-ups, sub-surface, or drip	L1
Drip irrigation system on >25% of irrigated landscaped area	L1
Check valves (inline or integrated) located to prevent unwanted draining of irrigation lines	Ll
Pressure regulator(s) scheduled for mainline(s) if necessary, inline regulators at each valve	Ll
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales. Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	Ll
tate that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted Barbara City Council and that the landscape design for this project complies with those standards.	-

It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans and meets or exceeds the minimum requirements of the Landscape Design Standards.

City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578

Job No: Project Number Scale: As indicated

LANDSCAPE PLAN

designs

6230 Aberdeen Ave, Goleta CA 93117

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND

UNPUBLISHED WORK OF THE DESIGNER, AND THE SAME MAY NOT BE DUPLICATED,

USED. OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

ESCAMILLA AUD

333 SOUTH CANADA STREET,

SANTA BARBARA, CA

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(N) BUILDING #2

(N) PEA GRAVEL

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WEEKS PRIOR TO DATE.

CONTRACT TO BEGIN AFTER INSTALLATION AND CONTINUOUSLY FOR 90 DAYS UNTIL FINAL REVIEW.

IRRIGATION NOTES: 1. A NEW IRRIGATION CONTROLLER IS TO BE PROVIDED AND SHALL BE A RAINBIRD ESP-

PLANT AND 3 EACH PER EVERY 36" BOX TREE. 3. AFTER PLANTING, ALL AREAS ARE TO BE COVERED WITH A 3" - 4" LAYER OF ORGANIC

CONTRACT DOCUMENTS AND SUBMIT IN WRITING ALL QUESTIONS OR REQUESTS FOR

9. ALL DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WITHOUT PRIOR WRITTEN

13% VALVES AND EQUIPMENT.

Landscape Design for Water Conservation Compliance Statement (Signed copy to be included on L-Sheet)		
	(signed copy to be included on 12-sneet) Iandatory Measures: Please note the sheet numbers for these measures)	Sheet#
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	Plant list includes botanical name, common name, and WUCLOS designation	Ll
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	Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales. Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	Ll

License # and Exp. Date

Revised: 6/28/2018 $\underline{www.SantaBarbaraCA.gov/LandscpaeDesignStandards}$ Page 2 of 2

AREA LEGEND

(E) LANDSCAPE LOW WATER USE

MEDIUM / HIGH WATER USE